

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "ZONING", SECTION I, "ESTABLISHMENT OF DISTRICTS, PROVISION FOR AN OFFICIAL ZONING MAP", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Zoning", Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

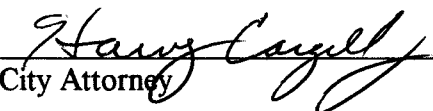
PASSED, ADOPTED and APPROVED this 6th day of December 2001.

ATTEST:

Connie Hooks, City Secretary

Lynn McIlhaney, Mayor

APPROVED:



City Attorney

EXHIBIT "A"

That the Official Zoning Map of the City of College Station, Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of Chapter 12, "Zoning", is hereby amended as follows:

The following property is rezoned from A-O Agricultural Open to PDD-H Planned Development District-Housing.

111.4605 acres, being all that certain lot, tract or parcel of land lying and being situated in Brazos County, College Station, Texas, out of the Robert Stevenson Survey, Abstract No. 54, and being more particularly described by metes and bounds, Exhibit "B", as follows with all control referred to the 1983 Texas State Plane Coordinate System, Lambert Projection, Central Zone, being shown graphically in Exhibit "C" and the Concept Plan in Exhibit "D."

Purpose Statement: The purpose and intent of this Planned Development District is as a single family integrated residential community with amenities that provide for an enhanced quality of life.

Uses Allowed: Single family residential, from estate to patio home lots.
Parkland
Open-space
Greenways

Modifications Possible: The applicant may request modifications to the standard requirements for:

- (1) Street pavement widths and design standards for collectors and residential streets
- (2) Sidewalk requirements for collector and residential streets
- (3) Building setbacks
- (4) Minimum lot areas and dimensions, with special consideration for those lots that are located adjacent to the floodplain or greenway areas
- (5) Reduced residential speed limits
- (6) Limiting on-street parking in residential area

**METES AND BOUNDS DESCRIPTION
OF A 111.4605 ACRES TRACT OF LAND
OUT OF THE ROBERT STEVENSON SURVEY, A-54
COLLEGE STATION
BRAZOS COUNTY, TEXAS**

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the Robert Stevenson Survey, A-54, and being more particularly described by metes and bounds as follows with all control referred to the 1983 Texas State Plane Coordinate System, Lambert Projection, Central Zone:

BEGINNING at a point for corner having a Texas State Plane Coordinate Value of Y=10,184,144.57(N) X=3,571,897.56 (E) and being South 57°13'39" West, a distance of 3,384.14 feet from Monument # 137 referenced to said Coordinate System;

THENCE North 41°55'00" East, a distance of 424.10 feet to a point for corner;

THENCE North 06°35'48" West, a distance of 256.86 feet to a point for corner;

THENCE North 05°27'54" West, a distance of 353.89 feet to a point for corner;

THENCE North 13°19'55" East, a distance of 254.47 feet to a point for corner;

THENCE around a curve to the left having a delta angle of 66°26'28", an arc distance of 966.10 feet, a radius of 833.12 feet, and a chord of North 68°16'42" East, a distance of 912.87 feet to a point for corner;

THENCE North 35°03'28" East, a distance of 432.35 feet to a point for corner;

THENCE around a curve to the right having a delta angle of 09°21'09", an arc distance of 81.62 feet, a radius of 500.00 feet, and a chord of North 39°44'03" East, a distance of 81.53 feet to a point for corner;

THENCE North 44°24'37" East, a distance of 134.73 feet to a point for corner;

THENCE North 45°35'23" West, a distance of 70.00 feet to a point for corner;

THENCE South 44°24'37" West, a distance of 134.73 feet to a point for corner;

THENCE around a curve to the left having a delta angle of 09°21'09", an arc distance of 93.04 feet, a radius of 570.00 feet, and a chord of South 39°44'03" West, a distance of 92.94 feet to a point for corner;

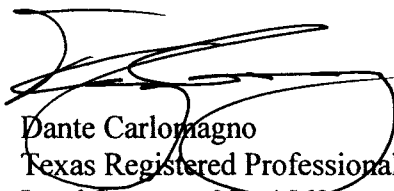
THENCE South 35°03'28" West, a distance of 432.35 feet to a point for corner;

THENCE around a curve to the right having a delta angle of 71°51'03", an arc distance of 956.98 feet, a radius of 763.12 feet, and a chord of South 70°59'00" West, a distance of 895.50 feet to a point for corner;

THENCE North 28°43'37" East, a distance of 39.14 feet to a point for corner;
THENCE North 29°13'59" West, a distance of 43.98 feet to a point for corner;
THENCE North 13°24'57" West, a distance of 80.17 feet to a point for corner;
THENCE North 07°31'14" East, a distance of 47.75 feet to a point for corner;
THENCE North 0°16'25" East, a distance of 56.67 feet to a point for corner;
THENCE North 10°08'56" East, a distance of 76.18 feet to a point for corner;
THENCE North 22°53'29" East, a distance of 73.64 feet to a point for corner;
THENCE North 46°18'46" West, a distance of 131.92 feet to a point for corner;
THENCE North 38°35'23" West, a distance of 58.08 feet to a point for corner;
THENCE North 12°11'34" West, a distance of 29.06 feet to a point for corner;
THENCE North 06°03'01" East, a distance of 50.94 feet to a point for corner;
THENCE North 16°06'13" West, a distance of 35.95 feet to a point for corner;
THENCE North 26°18'12" West, a distance of 79.63 feet to a point for corner;
THENCE North 04°38'07" East, a distance of 65.71 feet to a point for corner;
THENCE North 09°46'41" East, a distance of 60.88 feet to a point for corner;
THENCE North 30°13'04" East, a distance of 37.41 feet to a point for corner;
THENCE North 05°22'18" East, a distance of 45.48 feet to a point for corner;
THENCE North 02°07'11" West, a distance of 62.22 feet to a point for corner;
THENCE North 07°07'14" West, a distance of 12.08 feet to a point for corner;
THENCE North 07°07'14" West, a distance of 49.80 feet to a point for corner;
THENCE North 18°41'57" East, a distance of 56.81 feet to a point for corner;
THENCE North 23°55'58" East, a distance of 63.60 feet to a point for corner;
THENCE North 41°38'51" East, a distance of 43.64 feet to a point for corner;
THENCE North 85°53'40" East, a distance of 70.88 feet to a point for corner;

THENCE North 55°10'28" East, a distance of 37.18 feet to a point for corner;
THENCE North 25°08'02" East, a distance of 65.64 feet to a point for corner;
THENCE North 08°13'45" East, a distance of 83.85 feet to a point for corner;
THENCE North 29°08'12" East, a distance of 33.01 feet to a point for corner;
THENCE North 56°06'38" East, a distance of 81.23 feet to a point for corner;
THENCE North 39°12'40" East, a distance of 156.35 feet to a point for corner;
THENCE North 26°31'33" East, a distance of 65.49 feet to a point for corner;
THENCE North 01°22'35" West, a distance of 69.52 feet to a point for corner;
THENCE North 04°18'58" West, a distance of 26.58 feet to a point for corner;
THENCE North 60°22'03" West, a distance of 40.45 feet to a point for corner;
THENCE North 38°17'25" West, a distance of 12.10 feet to a point for corner;
THENCE North 09°09'30" West, a distance of 35.62 feet to a point for corner;
THENCE North 30°43'04" East, a distance of 19.58 feet to a point for corner;
THENCE North 78°51'06" East, a distance of 68.12 feet to a point for corner;
THENCE South 70°15'12" East, a distance of 52.77 feet to a point for corner;
THENCE North 43°31'51" East, a distance of 55.71 feet to a point for corner;
THENCE North 12°00'34" West, a distance of 12.21 feet to a point for corner;
THENCE North 20°14'07" West, a distance of 52.04 feet to a point for corner;
THENCE North 12°10'12" West, a distance of 32.40 feet to a point for corner;
THENCE North 47°40'22" East, a distance of 50.49 feet to a point for corner;
THENCE North 46°32'53" East, a distance of 52.35 feet to a point for corner;
THENCE North 04°17'48" East, a distance of 52.03 feet to a point for corner;
THENCE North 46°53'44" West, a distance of 27.86 feet to a point for corner;
THENCE North 31°02'50" West, a distance of 49.91 feet to a point for corner;

THENCE North 15°05'38" West, a distance of 78.01 feet to a point for corner;
THENCE North 01°31'21" West, a distance of 24.84 feet to a point for corner;
THENCE North 68°49'57" East, a distance of 22.15 feet to a point for corner;
THENCE North 73°14'46" East, a distance of 68.24 feet to a point for corner;
THENCE North 82°10'15" East, a distance of 40.38 feet to a point for corner;
THENCE North 16°18'50" East, a distance of 42.72 feet to a point for corner;
THENCE North 43°28'29" West, a distance of 22.05 feet to a point for corner;
THENCE North 29°58'25" West, a distance of 31.36 feet to a point for corner;
THENCE North 20°13'29" West, a distance of 39.51 feet to a point for corner;
THENCE South 85°28'58" West, a distance of 995.53 feet to a point for corner;
THENCE South 42°46'28" West, a distance of 185.71 feet to a point for corner;
THENCE South 42°59'31" West, a distance of 667.98 feet to a point for corner;
THENCE South 42°36'00" West, a distance of 714.22 feet to a point for corner;
THENCE South 42°38'11" West, a distance of 879.83 feet to a point for corner;
THENCE South 48°05'00" East, a distance of 1366.59 feet to a point for corner;
THENCE South 48°05'00" East, a distance of 1234.07 feet to the **PLACE OF BEGINNING**
containing 4,855,218 square feet or 111.4605 acres.


Dante Carlomagno
Texas Registered Professional
Land Surveyor No. 1562
Castlegate67-NEW.doc
08-27-2001
09-11-2001

